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FELICIA MUFTIC - DENVER COUNTY      .00      .00

2232-00-196

## QUITCLAIM DEED

RICHARD L. GOODING, PARAGON RANCH, INC., a Colorado corporation, formerly known as PEPSI-COLA BOTTLING COMPANY OF DENVER, and GOODING INVESTMENT CO., INC., a Colorado corporation, whose address is 1220 17th Street, Suite 2660, Denver, Colorado 80202, for TEN DOLLARS and other good and valuable consideration, in hand paid, hereby quitclaim to THE CITY AND COUNTY OF DENVER, a municipal corporation, whose address is 1437 Bannock Street, Denver, Colorado 80202, the real property in the City and County of Denver and State of Colorado, legally described on Exhibit A attached, together with all improvements located thereon and all appurtenances thereto or used in connection therewith.

SIGNED this ____ day of _____ 1989.

_____
Richard L. Gooding


PARAGON RANCH, INC., formerly known
as PEPSI-COLA BOTTLING COMPANY
OF DENVER, a Colorado corporation

_____            By: _____
Asst. Secretary                    Richard L. Gooding, President
[Seal]


GOODING INVESTMENT CO., INC.,
a Colorado corporation

_____            By: _____
Asst. Secretary                    Richard L. Gooding, President
[Seal]


STATE OF COLORADO    )
                     )  SS:
COUNTY OF _____    )

The foregoing instrument was acknowledged before me this 6TH day of _____, 1989, by Richard L. Gooding, individually.
Witness my hand and official seal.
My commission expires: 3/30/70

_____
Notary Public

D 00024

B2(h)

INDEXED 5-36-89 PC
PLATTED NE65

1989

STATE OF COLORADO          )
                           )   SS:
COUNTY OF _Denver_____    )

    The foregoing instrument was acknowledged before me this 6th day of _February_____, 1989, by Richard L. Gooding as President and _Linda Finkleman_____ as Secretary of PARAGON RANCH, INC., a Colorado corporation, formerly known as PEPSI-COLA BOTTLING COMPANY OF DENVER.

    Witness my hand and official seal.
    My commission expires: 3/30/90
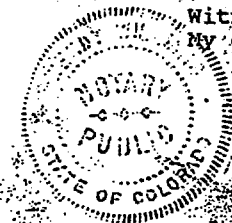
                _____
                Notary Public


STATE OF COLORADO          )
                           )   SS:
COUNTY OF _Denver_____    )

    The foregoing instrument was acknowledged before me this 8th day of _February_____, 1989, by Richard L. Gooding as President and _Linda Finkleman_____ as Secretary of GOODING INVESTMENT CO., INC., a Colorado corporation.

    Witness my hand and official seal.
    My commission expires: 3/30/90

                _____
                Notary Public

EXHIBIT A

Description for a parcel of land to be acquired for the Denver Coliseum.

That part of the S½ of the NW¼ Section 23 T.3S., R.68W. of the 6th P.M., City and County of Denver, State of Colorado located within boundaries described as follows:

Beginning at a point that is 600.00 feet south by perpendicular measurement from the E-W centerline of said NW¼ and 617.00 feet northwesterly by perpendicular measurement from the the northwesterly line of Brighton Blvd, said point being recorded in Book 8351, Page 217, May 11, 1959 and in Book 3183, Page 350, August 27, 1984 in the City and County of Denver;
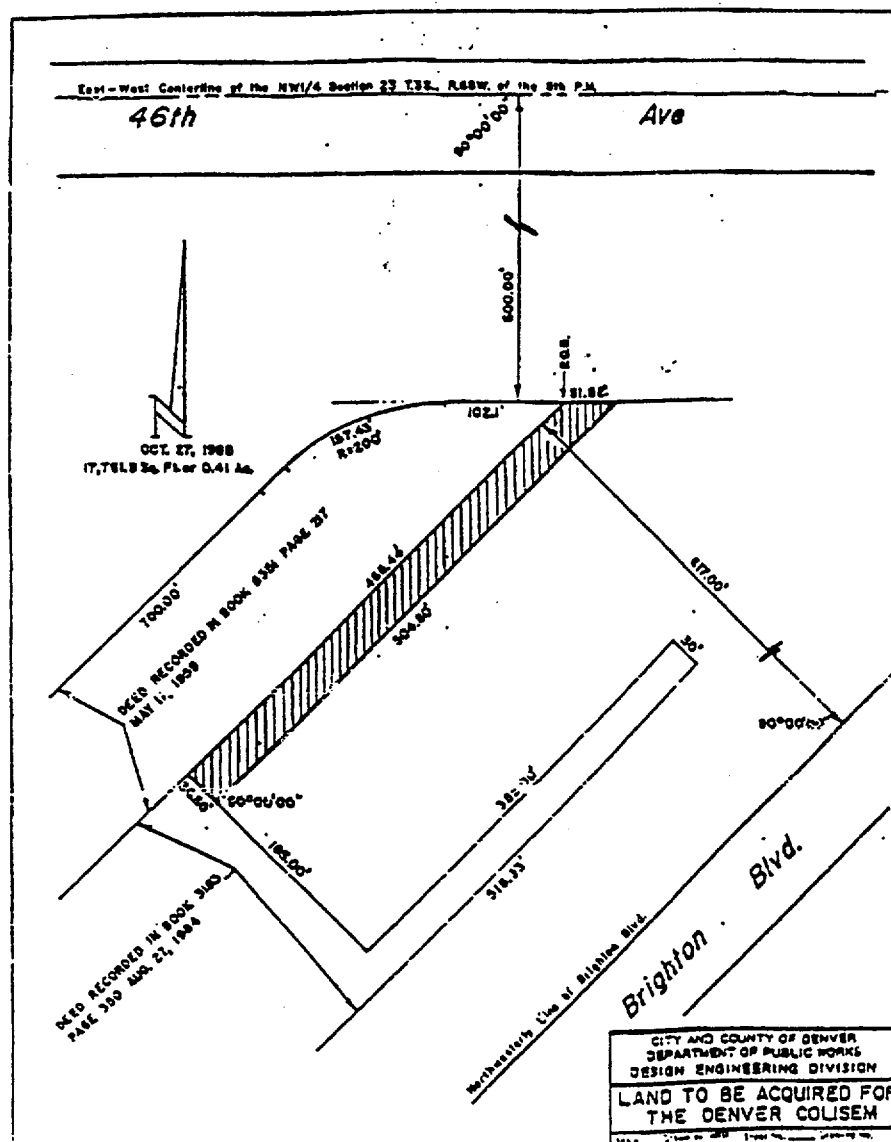
Thence easterly and parallel with said E-W centerline a distance of 51.52 feet;

Thence southwesterly along a line as recorded in Book 3183, Page 350 and parallel with said northwesterly line a distance of 504.80 feet;

Thence on an angle to the right of 90°00'00" a distance of 36.50 feet to a point on the northwesterly line of a parcel of land as recorded in Book 3183, Page 350, said point being 617.00 feet northwesterly by perpendicular measurement from said northwesterly line of Brighton Blvd., also being the southeasterly line as recorded in Book 8351, Page 217;

Thence northeasterly and parallel with said northwesterly line a distance of 468.44 feet to the Point of Beginning.

Containing 17,761.90 square feet of 0.41 acres more or less.



D 00026